DIMENSIONS FIT WITH •

SET IN C.S. 9537

LOCATION OF 5/8" IR

CENTERLINE OF

SW BROOKLANE DRIVE '

PER C.S. 9537

②FD 3/4" IR

OF CORNER

L1

(L1

`L2

(L2 L3

(L3

L4

(L4

FD 5/8" IR(8)

BENT, SHOT

VERTICAL

S42°28'18"E 0.16'

FD PK NAIL

.30')@ .30']

564. 564.

19'28"E 21'05"E

. 69

「N2**3°**21'40"E 672.78'「

EXISTING WATER PIPE LINE

EASEMENT PER

BCDR M-55828-84

(SEE EASEMENT NOTE 1)

Length

30.03

50.03

29.97

30.00'

30.00')③

50.00')③

30.00')③

30.00')③

16.00'

アルヴェ ハるき SEE DETAIL BELOW

⊸FD 3/4" IP⑤

EXISTING 30' WIDE ROAD EASEMENT

PER BCDR BOOK 134, PAGE 239

(EXACT DIMENSIONS NOT GIVEN)

Bearing

S 00°00'42" E

S 89'59'32" E

N 00'00'34" E

S 00°02' W

S 89°58' E

N 00°02' E

N 89°58' W

S 89°55'45" E

(16')4

(N23°20'02"E 672.78')(4)

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

> FOR: OAKMONT DEVELOPMENT COMPANY DATE: JUNE 29, 2010

> > SHEET 1/4

SURVEYOR'S NARRATIVE:

PURPOSE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO MEET THE REQUIREMENTS OF THE CITY OF CORVALLIS CASE SUB06-00007.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NORTH LINE OF THE PROPERTY, AS SHOWN ON THE ATTACHED MAP.

BOUNDARY DETERMINATION

PROPERTY LINES WERE DETERMINED BY HOLDING THE FOUND MONUMENTS AS SHOWN. THE CENTERLINE OF BROOKLANE DRIVE WAS ESTABLISHED UP TO THE EAST-WEST LINE DEPICTED IN THE DETAIL ON THIS SHEET BY HOLDING THE PK NAIL TO THE NORTH AND THE RECORD DATA AS SHOWN. TO THE SOUTH OF THIS EAST-WEST LINE THE CENTERLINE SHIFTS TO THE EAST. HOWEVER, CITY OF CORVALLIS CASE SUB06-00007 REQUIRES A RIGHT-OF-WAY DEDICATION OF 33 FEET FROM THE CENTERLINE FOR THE MINIMUM NEIGHBORHOOD COLLECTOR HALF STREET WIDTHS. THE RIGHT OF WAY DEDICATION ON THIS PLAT WAS DETERMINED BY HOLDING 33 FEET FROM THE CENTERLINE OF BROOKLANE AT THE NORTH END OF THE PROPERTY AND 33 FEET FROM THE CENTERLINE OF BROOKLANE AT THE SOUTH END OF THE PROPERTY AS SHOWN ON SHEET 2.

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341"
- FOUND MONUMENT AS NOTED
- 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED

SHEET INDEX

EASEMENTS

CÁNNOT BE SHOWN DUE TO LACK OF SUFFICIENT INFORMATION IN SAID DOCUMENT.

- CALCULATED POINT
- IRON ROD
- IRON PIPE INSIDE DIAMETER
- UE UTILITY EASEMENT
- FD FOUND
- ORANGE PLASTIC CAP
- BCDR BENTON COUNTY DEED RECORD
- RIGHT OF WAY
- BENTON COUNTY SURVEY
- CALCULATED DATA
- RECORD INFORMATION AS PER
- (1) "OAKLAWN MEMORIAL PARK FIFTH ADDITION" (7) C.S. 7747
- ② C.S. 2710
- ③ C.S. 5390
- (4) C.S. 9537 ⑤ GALLOWAY HARDCOPY 12-5-00012
- 6 C.S. 6925
- **EASEMENT NOTES** 1.) EASEMENT WAS ORIGINALLY CREATED IN BCDR BOOK 134, PAGE 239 WITH NO DIMENSIONS GIVEN. EASEMENT IS DÉLINEATED IN BCDR M-55828-84.

50.00

SHEET 1-EXTERIOR BOUNDARY, SURVEYOR'S

NARRATIVE AND CERTIFICATE AND EXISTING

SHEETS 2-LOT SUBDIVISION, RIGHT OF WAY

SHEET 3-LOT SUBDIVISION AND NEW EASEMENTS

(9) BCDR M-55828-84

(1) BCDR M-37872

DEDICATION AND NEW EASEMENTS

SHEET 4-SIGNATURES, DECLARATION,

ACKNOWLEDGMENT, RECORDING AND

(8) C.S. 2253

(1) C.S. 9437

POST-MONUMENTATION STATEMENT

(1)FD 1/2" IP

EXACT LOCATION OF WHICH IS NOT PROVIDED. 3.) THERE IS AN EXISTING 10 FOOT WIDE PIPE LINE EASEMENT PER BCDR BOOK 134, PAGE 649, THE LOCATION OF WHICH

THERE IS AN EXISTING ROADWAY EASEMENT OF RECORD PER BCDR BOOK 40, PAGE 488 AND BOOK 46, PAGE 46, THE

4.) THERE IS AN EXISTING MOUNTAIN STATES POWER EASEMENT PER BCDR BOOK 145, PAGE 453 AND BOOK 146, PAGE 388 THAT DOES NOT AFFECT THE PROPERTY BEING PLATTED.

SURVEYOR'S CERTIFICATE:

I, BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LOTS, TRACTS AND STREET RIGHT-OF-WAYS SHOWN ON THE ATTACHED MAP, THE EXTERIOR BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD ON THE SOUTH LINE OF "OAKLAWN MEMORIAL PARK THIRD ADDITION" A SUBDIVSION PLAT OF RECORD IN THE NORTHWEST ONE-QUARTER OF SECTION 10 OF TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON, SAID POINT BEING LOCATED SOUTH 89°55'45" EAST 640.98 FEET FROM THE SOUTHWEST CORNER OF "OAKLAWN MEMORIAL PARK FIFTH ADDITION"; THENCE ALONG THE SOUTH LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" SOUTH 89.55'45" EAST 483.27 FEET TO A 5/8 INCH IRON ROD AT THE NORTHWEST CORNER OF THAT PROPERTY CONVEYED TO THE CITY OF CORVALLIS IN BENTON COUNTY DEED RECORD MICROFILM M-38038; THENCE SOUTH 00°00'42" EAST 30.03 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID CITY OF CORVALLIS PROPERTY: THENCE SOUTH 89°59'32" EAST 50.03 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID CITY OF CORVALLIS PROPERTY; THENCE NORTH 00°00'34" EAST 29.97 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF SAID CITY OF CORVALLIS PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" SOUTH 89°55'45" EAST 30.00 FEET TO A POINT BEING WITNESSED BY A 3/4 INCH IRON ROD WHICH BEARS SOUTH 41°25'14" WEST 0.12 FEET OF THE TRUE CORNER: THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID "OAKLAWN MEMORIAL PARK THIRD ADDITION" NORTH 41°25'14" EAST 188.00 FEET TO A POINT BEING WITNESSED BY A 3/4 INCH IRON ROD WHICH BEARS SOUTH 42°28'18" EAST 0.16 FEET OF THE TRUE CORNER, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF SW BROOKLANE DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 23°21'40" WEST 121.10 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°58'51' WEST 3.24 FEET TO A 5/8 INCH IRON ROD AT THE MOST NORTHERLY NORTHEAST CORNER OF THAT PROPERTY CONVEYED TO J. STEPHEN SCHABERG, TRUSTEE OF THE J. STEPHEN SCHABERG TRUST DATED FEBRUARY 6, 1998, IN BENTON COUNTY DEED RECORD MICROFILM M-258409-98; THENCE ALONG THE WESTERLY LINE OF SAID SCHABERG PROPERTY SOUTH 31°07'17" WEST 372.96 FEET TO A 1/2 INCH IRON PIPE AT AN ANGLE POINT IN THE SOUTHERLY LINE OF THAT PROPERTY CONVEYED TO OAKMONT DEVELOPMENT COMPANY IN BENTON COUNTY DEED RECORD MICROFILM 2011-480900; THENCE ALONG THE SOUTHERLY LINE OF SAID OAKMONT DEVELOPMENT PROPERTY SOUTH 71*00'40" WEST 964.76 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID OAKMONT DEVELOPMENT PROPERTY; THENCE ALONG THE WESTERLY LINES OF SAID OAKMONT DEVELOPMENT PROPERTY NORTH 00°30'14" WEST 358.87 FEET TO A 5/8 INCH IRON ROD; THENCE SOUTH 89°30'10" WEST 127.08 FEET TO A 1/2

INCH IRON PIPE; THENCE NORTH 00°30'25" WEST 247.09 FEET TO A 5/8 INCH IRON ROD ON THE SOUTH LINE OF THE AFOREMENTIONED "OAKLAWN MEMORIAL PARK THIRD ADDITION"; THENCE SOUTH 89'55'45" EAST 601.00 FEET TO THE POINT OF BEGINNING.

OF CORVALLIS WATER EASEMENT, ①FD 5/8" IR W/OPC MARKED "COLE SURV. PER BCDR M-37872 LS 51523" AT SW CORNER OF "OAKLAWN BASIS OF BEARINGS S89°55'45"E 1124.25 MEMORIAL PARK FIFTH ADDITION" 3FD 5/8" IR (S89°55'45"E 1124.23')(1) 737.99' (738.00')(1) 193.14' (193.11')(1) 193.11' (193.12')(1)

97.02 (1) FD 5/8" IR W/OPC ___ 601.00 INITIAL POINT 39.98'**L**` ②FD 3/4" IP MARKED "COLE SURV. LS 20' WIDE CITY OF CORVALLIS WATER EASEMENT 51523" AT SE CORNER OF ②FD 3/4" IR-\\00°30'25"\\ 24 \(S0°33'E\ 250.0' 197.09 (200.0')(1) PER BCDR M-37871 RUNS ALONG NORTH "OAKLAWN MEMORIAL PARK S41°25'14"W 0.12' PROPERTY LINE AND TERMINATES AT THE CITY FIFTH ADDITION" OF CORVALLIS PROPERTY TO THE EAST. BREAKLINE BETWEEN SHEETS 2 AND 3 7.0 ①FD 1/2" S89°30'10"W 127.08' (S89°29'58"W 127.08')⑦ (50')(1)

OAKMONT DEVELOPMENT COMPANY PROPERTY DESCRIBED IN BCDR 2011-480900 BEING PLATTED TOTAL PLATTED AREA = 10.77 ACRES

\$71.00,46,E 964.63,)D ₹ઁ

 χ_{i} SCALE 1"=100 .87 .85')() 30.54

(30.52')⑦ 20' WIDE WATER PIPE LINE (7) FD 5/8" IR W/YPC MARKED "NORTHSTAR PLS 1823"

7)FD 5/8" IR W/YPC MARKED

"NORTHSTAR PLS 1823"

EASEMENT PER BCDR BOOK 187, PAGE 299 EAST-WEST LINE BRIAN SCOTT SAILOR, P.L.S. REFERRED TO IN COLE SURVEYING, LLC NARRATIVE L23 P.O. BOX 1211 (541) 929-5500 FD 3/4" IP(5)

16.00'

(16')4)

S89'58'51'W 93.79' (\$89.57,03,0 93.77,0 (16.5,0) EXISTING WATER PIPE LINE EASEMENT (15')9, PER BCDR M-55828-84

DETAIL

SCALE 1'=30'

CORVALLIS, OREGON 97339 L27 REGISTERED **PROFESSIONAL**

OF CORNER

⑤FD 1/2" IP₄

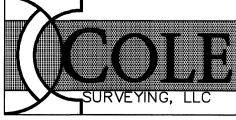
●FD 1/2" IP(8)

LAND SURVEYOR OREGON **JANUARY 11, 2005 BRIAN SCOTT SAILOR** 61341

EXPIRES 6/30/12

L5 S 23°21'40" W 121.10 (L5 N 23°20'02" E 121.16')4 `L6 3.24 S 89°58'51" W 3.23')4 S 89°57'03" W S 89'58'51" W 17.43' S 89°57'03" W 17.42')(4) Ĺ7 S 89'58'51" W 73.12'] 73.12')(4) S 89°57'03" W S 82'49'42" W L9 50.06 S 31°07'17" W L21 19.28 (L21 S 31°07' W 19.29')(9) N 31'07'17" E L22 17.53 (L22 N 31'07' E 17.53')(9) S 89'58'51" W L23 45.63 S 41°25'14" W L24 26.68 N 89°58'51" E L25 46.84 N 23°21'51" E L26 21.79 S 89°55'45" E 67.00' (L27 N 89°53' W 66.97')(1) S 31°07'17" W L28 69.88 S 31'09' W (L28 70.1')(0 I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF

THE ORIGINAL SUBDIVISION PLAT.



L# Length Bearing Length Bearing OAKMONT ADDITION ADDITIONAL RESTRICTIONS OF RECORD: 16' PER L16 N 89'55'45" W L1 S 00'00'42" E 30.03 16.91 LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 C.S. 9537 1.) THE PROPERTY IS SUBJECT TO THE N 89°55'45" W 30.00' L2 S 89'59'32" 50.03 L17 AND IN THE NORTHWEST 1/4 OF SECTION 10, COVENANTS, CONDITIONS, RESTRICTIONS AND/OR L3 N 00°00'34" E 29.97 L18 N 00°29'25" W 25.00' -CENTERLINE OF EASEMENTS PER BCDR BOOK 151, PAGE 386. TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE 33.47 L4 S 89°55'45" 30.00' L19 S 80°12'18" W SW BROOKLANE DRIVE L6 S 89°58'51" 3.24' L20 S 80°12'18" W 14.43' WILLAMETTE MERIDIAN, CITY OF CORVALLIS, 2.) THE PROPERTY IS SUBJECT TO THE 3.79' 7.57' [L7 S 89°58'51" 17.43'] L29 N 67°29'29" W BENTON COUNTY, OREGON COVENANTS, CONDITIONS, RESTRICTIONS AND/OR S 82°49'42" W 37.01 L30 N 67'29'29" W EASEMENTS PER BCDR BOOK 180, PAGE 503. 37.01')(3 FOR: OAKMONT DEVELOPMENT COMPANY S 82°49'42" W L31 S 44°59'40" W 8.86' N 89'49'42" E 13.04 (L31 S 44°59'40" W 8.86')(3) `L11 DATE: JUNE 29, 2010 13.04')(3 6.82 N 82°49'42" E [L32 S 89°58'51" W (L11 N 31'07'17" E N 31'07'17" E 25.29' 107.64 SHEET 2/4 S 67'29'29" 17.34 L13 17.34')(3 S 67°29'29" E (L13 13.84 S 80'12'18" W L14 3.83' S 80°12'18" W -L32 L15 S89°55'45"E 483.27' INITIAL POINT 97.02' 99.88 90.15 84.27 99.00 R/W DEDICATION 9.85'-3.10'-2,401 SQUARE FEET WIDTH VARIES (SEE NARRATIVE) L2 TRACT 'A' LOT 6 LOT 11 LOT 10 LOT 8 LOT 9 LOT 7 0.29 ACRES **0.37 ACRES** 0.23 ACRES 0.37 ACRES 0.32 ACRES 0.36 ACRES 0.28 ACRES DEDICATED TO THE CITY OF CORVALLIS FOR WATERLINE, NEW 10' STORMWATER WIDE PUBLIC QUALITY AND WATERLINE --- 2 DETENTION SCALE 1"=40' **EASEMENT** 25 NEW 7' WIDE UE R/W DEDICATION PER BCDR 2011-485973 S89*31'53"W 69.51 S80'12'18"W 101.50' 25.00' S89'31'53"W 69.51 (25.00')(2) S80°12'18"W 149.40' HAWKEYE AVENUE R/W = 50' CENTERLINE OF N89°55'45"W 57.29' N89°55'45"W 100.12 S89°31'53"W 69.51 SW BROOKLANE DRIVE (N24°34'02"W W24°34'02"W N89°55'45"W 157.16' **LEGEND** N89°55'45"W 110.01' SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC NEW 7' CAP MARKED "COLE SURV. LS 61341" LOT 5 WIDE UE 0.46 ACRES FOUND MONUMENT AS NOTED ON SHEET 1 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "ĆOLE SURV. LS 61341", TO BE POST-MONUMENTED LOT 2 0.28 ACRES 5/8" x 30" IRON ROD WITH ALUMINUM PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED LOT 4 25"W NEW 10' WIDE 0.48 ACRES CALCULATED POINT 110 211 PRIVATE SANITARY UE UTILITY EASEMENT SEWER EASEMENT LOT 3 R/W RIGHT OF WAY TO BENEFIT LOT 1 0.49 ACRES **─**33.00' 203. [] CALCULATED DATA RECORD INFORMATION AS PER "BROOKLANE PARK ESTATES, PHASE I" 25.00' N89°55'45"W 110.01 (3) R/W DEDICATION PER BCDR 2011-485913 (25.00')(2) NEW 24.00' WIDE RECIPROCAL ACCESS EASEMENT T 24 ACRES 251.81' LOT 1 0.45 ACRES 571°00'40"W 527.27' REGISTERED Radius Delta Chord Length Bearing BRIAN SCOTT SAILOR, P.L.S. **PROFESSIONAL** COLE SURVEYING, LLC LAND SURVEYOR 1°25'41' N 67°21'11" W C1 75.00 1.87' 1.87' P.O. BOX 1211 N 78°58'48" W C2 22°58'38" 75.00' 30.08 29.88' CORVALLIS, OREGON 97339 C3 S 84°52'07" W 9'19'38" 450.00' 73.26' 73.18' (541) 929-5500 C4 550.00' 9°51'57" 94.70 S 85°08'17" W 94.59' C5 S 85°08'17" W OREGON 525.00' 9°51'57" 90.40' 90.29 JANUARY 11, 2005 C6 S 84°52'04" W 9'19'33" 475.00 77.31 77.23 BRIAN SCOTT SAILOR C7 22'58'38" N 78°58'48" W 100.00 40.10 39.83 61341 C8 125.00' 22'58'38" 50.13 N 78°58'48" W 49.79 S 88°40'30" W C9 500.00 1°42'41" 14.94 14.94 EXPIRES 6/30/12 7°36'51" 66.45 S 84°00'44" W 66.40' C10 500.00 S 85°08'17" W 9*51'57" 86.10 BRIAN SCOTT SAILOR, HEREBY CERTIFY C11 500.00 85.99 THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

ADDITIONAL RESTRICTIONS OF RECORD:

- 1.) THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 151, PAGE 386.
- 2.) THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 180, PAGE 503.



//- 23-1/

122

10-26-11

1/2/

12-05-11

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010 SHEET 4/4

RECORDING:

STATE OF OREGON SS COUNTY OF BENTON

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 3011 - 485972 ON THIS 12 DAY OF Decomber, 2011, AT 2:01 O'CLOCK pm.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT OF WAY AS SHOWN. OWNER DOES ALSO HEREBY DEDICATE TRACT 'A' TO THE CITY OF CORVALLIS FOR WATERLINE, STORMWATER QUALITY AND DETENTION PURPOSES. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15 FOOT WIDE WATERLINE EASEMENT OVER LOT 16. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PUBLIC WATERLINE EASEMENT OVER PARCEL 6. EASEMENTS CREATED WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO SAID CITY, TO CONSTRUCT, REPLACE, RECONSTRUCT, AND/OR REMOVE A PUBLIC WATERLINE, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHT-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC WATERLINE AND THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM THE EASEMENT PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENTS HEREBY GRANTED. THE CITY SHALL, UPON EACH AND EVERY OCCASION THAT SUCH PUBLIC WATERLINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE GRANTOR, AND ANY BUILDINGS OR IMPROVEMENTS DISTURBED BY THE CITY, TO A CONDITION AS NEAR AS PRACTICABLE AS THEY WERE PRIOR TO ANY SUCH INSTALLATION OR WORK, AND IF NOT PRACTICABLE, THEN PAY TO GRANTOR A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH USE IS CONSISTENT WITH THE CITY'S CONSTRUCTION, USE AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN THE CITY FROM THE INTENDED PURPOSE OF THE EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE SLOPE EASEMENT OVER LOT 16 FOR GRADING AND SLOPE PURPOSES AS REQUIRED FOR ROADWAY CONSTRUCTION. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER LOT 2 TO BENEFIT LOT 1. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 24 FOOT WIDE RECIPROCAL ACCESS EASEMENT OVER LOTS 1 AND 24 FOR THE BENEFIT OF LOTS 1 AND 24. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT.

SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION

ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF BENTON

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF OCTOBER, 2011, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

mancy reduceds

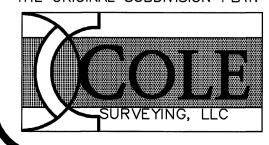
NOTART SIGNATURE

Nancy R. Edwards NOTARY PUBLIC - OREGON (PRINTED NAME) COMMISSION No. 441915 MY COMMISSION EXPIRES 08.18.2013

I. BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE IMPROVEMENTS.

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE ___ __, 20___, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 20___-

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.



REGISTERED **PROFESSIONAL** LAND SURVEYOR **OREGON**

BRIAN SCOTT SAILOR, P.L.S. COLE SURVEYING, LLC P.O. BOX 1211 CORVALLIS, OREGON (541) 929-5500 **JANUARY 11, 2005 BRIAN SCOTT SAILOR**

97339

EXPIRES 6/30/12

61341

APPROVED CITY OF CORVALLIS FINANCE DIRECTOR

APPROVED

APPROVALS:

THROUGH JUNE 30, 2012.

BENTON COUNTY BOARD OF COMMISSIONERS

AUDITING AND TAX COLLECTION

CITY OF CORVALLIS ENGINEER

DIRECTOR, BENTON COUNTY DEPT. OF FINANCE.

CHAIR CITY OF CORVALLIS PLANNING COMMISSION

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID

POST-MONUMENTATION STATEMENT



DRAWING NUMBER

2

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER B PART NUMBER 6552

CAPANING NUMBER

ADDITION

SAFCO PRODUCTS NEW HOPE, MINNESOTA

BRIAN SCOTT SAILOR, HEREBY CERTIFY

THAT THIS IS AN EXACT COPY OF THE ORIGINAL SUBDIVISION PLAT.

REORDER BY PART NUMBER 6552

BOX 11 PG 29 Bearing Length Length Bearing OAKMONT ADDITION ADDITIONAL RESTRICTIONS OF RECORD: 16' PER N 89'55'45" W 16.91 S 00°00'42" E 30.03 L16 C.S. 9537 LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 1.) THE PROPERTY IS SUBJECT TO THE N 89°55'45" W S 89'59'32" L17 30.00 50.03 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR AND IN THE NORTHWEST 1/4 OF SECTION 10, N 00°29'25" W 25.00 N 00°00'34" E 29.97 L18 -CENTERLINE OF EASEMENTS PER BCDR BOOK 151, PAGE 386. TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE S 89'55'45" E 30.00 L19 S 80°12'18" W 33.47 SW BROOKLANE DRIVE L20 S 80°12'18" W 14.43' S 89°58'51" W 3.24 WILLAMETTE MERIDIAN, CITY OF CORVALLIS, 2.) THE PROPERTY IS SUBJECT TO THE L29 N 67°29'29" W 3.79 S 89°58'51" W 17.43'] BENTON COUNTY, OREGON 7.57' 8.86' S 82'49'42" W COVENANTS, CONDITIONS, RESTRICTIONS AND/OR 37.01 L30 N 67°29'29" W S 82'49'42" W 37.01')(3 EASEMENTS PER BCDR BOOK 180, PAGE 503. L31 S 44°59'40" W 8.86')(3 6.82'] 107.64' FOR: OAKMONT DEVELOPMENT COMPANY S 44'59'40" W N 89'49'42" E 13.04 13.04')(3 DATE: JUNE 29, 2010 [L32 S 89'58'51" W N 82°49'42" E N 31'07'17" E 25.29 N 31°07'17" E SHEET 2/4 17.34' S 67'29'29" E L13 S 67°29'29" E 17.34')(3 `L14 S 80'12'18" W 13.84 3.83' S 80'12'18" W S89°55'45"E 483.27' 84.27 INITIAL POINT 99.88' 90.15 99.00' 97.02 R/W DEDICATION 2,401 SQUARE FEET 9.85'-3.10'— WIDTH VARIES (SEE NARRATIVE) TRACT 'A' LOT 6 LOT 10 LOT 8 LOT 11 LOT 9 LOT 7 0.29 ACRES 0.23 ACRES 0.37 ACRES 0.32 ACRES 0.37 ACRES 0.28 ACRES 0.36 ACRES DEDICATED TO THE CITY OF CORVALLIS FOR WATERLINE, NEW 10' STORMWATER WIDE PUBLIC QUALITY AND WATERLINE -DETENTION SCALE 1"=40' EASEMENT NEW 7' WIDE UE R/W DEDICATION - PER BCDR 2011-485973 S89'31'53"W 69.51 25.00' S89'31'53"W 69.51 (25.00')(2) 2.00 * <u>580°1</u>2'1<u>8"W</u> 1<u>49.40'</u> HAWKEYE AVENUE R/W = 50' CENTERLINE OF SW BROOKLANE DRIVE (N24:34'02") (N24:34'02") (N24:34'02") N89*55'45"W 57.29' N89*55'45"W 100.12' <u>C5</u> N89°55'45"W 157.16' **LEGEND** SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341" N89°55'45"W 110.01' LOT 5 WIDE UE 0.46 ACRES FOUND MONUMENT AS NOTED ON SHEET 1 $5/8" \times 30"$ IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE SURV. LS 61341", TO BE POST-MONUMENTED LOT 2 5/8" x 30" IRON ROD WITH ALUMINUM PLASTIC CAP MARKED 0.28 ACRES "COLE SURV. LS 61341", TO BE POST-MONUMENTED LOT 4 0.48 ACRES CALCULATED POINT NEW 10' WIDE PRIVATE SANITARY UTILITY EASEMENT SEWER EASEMENT RIGHT OF WAY LOT 3 TO BENEFIT LOT 1 0.49 ACRES -33.00' CALCULATED DATA RECORD INFORMATION AS PER "BROOKLANE PARK ESTATES, PHASE I" 25.00' N89°55'45"W 110.01 (3) R/W DEDICATION PER BCDR <u>20/1-485973</u> (25.00')(2) NEW 24.00' WIDE * POST-MONUMENTATION AFFIDAVIT RECIPROCAL PER 2014-519882 ACCESS EASEMENT LOT 24 0.54 ACRES N00'29'25"W 251.81' LOT 1 0.45 ACRES REGISTERED 571°00'40"W 527.27' Chord Length Bearing Radius Delta BRIAN SCOTT SAILOR, P.L.S. **PROFESSIONAL** COLE SURVEYING, LLC LAND SURVEYOR N 67°21'11" W P.O. BOX 1211 22.58,38" 30.08 N 78°58'48" W C2 75.00' 29.88 CORVALLIS, OREGON 97339 S 84°52'07" W 73.18 C3 450.00 9*19'38" 73.26 (541) 929-5500 S 85°08'17" W 94.59 C4 550.00 9*51'57" 94.70' **OREGON** S 85'08'17" W 90.29 Ċ5 525.00 9*51'57" 90.40' JANUARY 11, 2005 S 84°52'04" W 77.23 C6 475.00 9*19'33" 77.31 BRIAN SCOTT SAILOR N 78°58'48" W **C**7 100.00 22'58'38" 40.10 39.83 61341 N 78'58'48" W 49.79 C8 125.00 22'58'38" 50.13 S 88°40'30" W C9 500.00 1°42'41" 14.94 14.94 EXPIRES 6/30/12 66.40 500.00 7°36'51" 66.45 S 84°00'44" W C10

C11

500.00

9'51'57"

86.10

S 85'08'17" W

85.99





DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 6552

BOOK 11 PG 29

I, BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF

THE ORIGINAL SUBDIVISION PLAT.

OAKMONT ADDITION

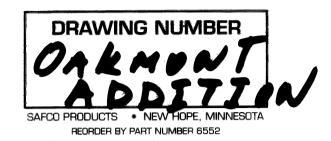
LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45
AND IN THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE
WILLAMETTE MERIDIAN, CITY OF CORVALLIS,
BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

ADDITIONAL RESTRICTIONS OF RECORD:

- 1.) THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 151, PAGE 386.
- 2.) THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER BCDR BOOK 180, PAGE 503.





DRAWING NUMBER

SAECO PRODUCTS ... NEW HOPE MINNESOTA REORDER BY PART NUMBER 6552

DRAWING NUMBER SAFCO PRODUCTS • NEW HOPE, MINNESOTA REORDER BY PART NUMBER 6552

BOX 11 PAGE 29

OAKMONT ADDITION

LOCATED IN THE JAMES A. BENNETT D.L.C. No. 45 AND IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 5 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CORVALLIS, BENTON COUNTY, OREGON

FOR: OAKMONT DEVELOPMENT COMPANY

DATE: JUNE 29, 2010

SHEET 4/4

RECORDING:

STATE OF OREGON

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED AND DULY RECORDED BY ME

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, IS THE OWNER OF THE LAND SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, EASEMENTS, AND STREET RIGHT-OF-WAY AS SHOWN AND NOTED ON THE ATTACHED MAP, AND DOES HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION OR RESTRICTION, THE LAND FOR STREET RIGHT OF WAY AS SHOWN. OWNER DOES ALSO HEREBY DEDICATE TRACT 'A' TO THE CITY OF CORVALLIS FOR WATERLINE, STORMWATER QUALITY AND DETENTION PURPOSES. OWNER DOES ALSO HEREBY CREATE AND GRANT TO THE CITY OF CORVALLIS THE 15 FOOT WIDE WATERLINE EASEMENT OVER LOT 16. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PUBLIC WATERLINE EASEMENT OVER PARCEL 6. EASEMENTS CREATED WITH THE RIGHT, PRIVILEGE, AND AUTHORITY, TO SAID CITY, TO CONSTRUCT, REPLACE, RECONSTRUCT, AND/OR REMOVE A PUBLIC WATERLINE, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, ON, UNDER AND ACROSS THE SAID PREMISES, AND TO CUT AND REMOVE FROM SAID RIGHT-OF-WAY ANY TREES AND OTHER OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OR INTERFERE WITH THE CONSTRUCTION, USE, OR MAINTENANCE OF SAID PUBLIC WATERLINE AND THE RIGHT OF INGRESS AND EGRESS TO, OVER, AND FROM THE EASEMENT PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY, USEFUL, OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENTS HEREBY GRANTED. THE CITY SHALL, UPON EACH AND EVERY OCCASION THAT SUCH PUBLIC WATERLINE IS CONSTRUCTED, MAINTAINED, REPLACED, RECONSTRUCTED, OR REMOVED, RESTORE THE PREMISES OF THE GRANTOR, AND ANY BUILDINGS OR IMPROVEMENTS DISTURBED BY THE CITY, TO A CONDITION AS NEAR AS PRACTICABLE AS THEY WERE PRIOR TO ANY SUCH INSTALLATION OR WORK AND IF NOT PRACTICABLE, THEN PAY TO GRANTOR A REASONABLE COMPENSATION FOR SUCH CONDITIONS THAT CANNOT BE REASONABLY OR PRACTICABLY RESTORED. GRANTOR RESERVES THE RIGHT TO USE THE SURFACE OF THE PREMISES FOR WALKWAYS, DRIVEWAYS, PLANTING AND RELATED PURPOSES TO THE EXTENT THAT SUCH USE IS CONSISTENT WITH THE CITY'S CONSTRUCTION, USE AND MAINTENANCE OF SAID FACILITY ON THE PREMISES. NO BUILDING OR OTHER PERMANENT STRUCTURE THAT WOULD ENJOIN THE CITY FROM THE INTENDED PURPOSE OF THE EASEMENT SHALL BE PLACED UPON THE PREMISES WITHOUT THE WRITTEN PERMISSION OF THE CITY. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE SLOPE EASEMENT OVER LOT 16 FOR GRADING AND SLOPE PURPOSES AS REQUIRED FOR ROADWAY CONSTRUCTION. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER LOT 2 TO BENEFIT LOT 1. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 24 FOOT WIDE RECIPROCAL ACCESS EASEMENT OVER LOTS 1 AND 24 FOR THE BENEFIT OF LOTS 1 AND 24. OWNER DOES ALSO HEREBY CREATE AND GRANT THE 7 FOOT WIDE UTILITY EASEMENTS TO BENEFIT FRANCHISE UTILITIES. FRANCHISE UTILITIES INCLUDE THOSE OPERATING POWER, GAS, TELEVISION, AND TELECOMMUNICATIONS SYSTEMS, AS WELL AS ANY OTHER COMPANIES THAT HAVE FRANCHISE AGREEMENTS WITH THE CITY OF CORVALLIS AND/OR BENTON COUNTY. THE EASEMENTS HEREIN DEDICATED OR CREATED GRANT INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, OR REPLACEMENT OF UTILITY AND SERVICE EQUIPMENT.

SCOTT SANDERS. AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION

ACKNOWLEDGMENT:

STATE OF OREGON

COUNTY OF BENTON)

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF October, 2011, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF OREGON, DID PERSONALLY APPEAR SCOTT SANDERS, AS MEMBER OF OAKMONT DEVELOPMENT CO., AN OREGON CORPORATION, AND BEING FIRST DULY SWORN EXECUTED THE FOREGOING INSTRUMENT AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF HIS OWN FREE ACT AND DEED.

mancy udwards

NOTARY SIGNATURE Nancy R. Edwards

NOTARY PUBLIC - OREGON (PRINTED NAME)

COMMISSION No. 441915

MY COMMISSION EXPIRES 08.18.2013

COUNTY OF BENTON

IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NUMBER 3011-485972 ON THIS 12 DAY OF Decomber, 2011, AT 2:01 O'CLOCK pm.

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH JUNE 30, 2012.

//. 23-1/ 23 DIRECTOR, BENTON COUNTY DEPT. OF FINANCE,

10-26-11

118/11 **APPROVED** CHAIR CITY OF CORVALLIS PLANNING COMMISSION DATE **APPROVED** CITY OF CORVALLIS FINANCE DIRECTOR DATE

12-05-11 CHAIR BENTON COUNTY BOARD OF COMMISSIONERS DATE

AUDITING AND TAX COLLECTION

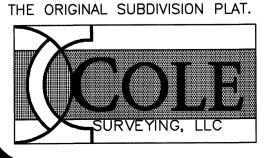
POST-MONUMENTATION STATEMENT

I. BRIAN SCOTT SAILOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE MONUMENTS FOR THIS SUBDIVISION WILL BE MONUMENTED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF THE IMPROVEMENTS.

SCOTT SAILOR - PLS 61341

POST-MONUMENTATION OF THE INTERIOR MONUMENTS WAS COMPLETED THE 14 DAY OF ______, 2014, AS INDICATED AND CERTIFIED BY THE BENTON COUNTY SURVEYOR ON AN AFFIDAVIT FILED WITH THE BENTON COUNTY RECORDS OFFICE AS DOCUMENT No. 20<u>14</u>-<u>**5**/9882</u>

BRIAN SCOTT SAILOR, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JANUARY 11, 2005 BRIAN SCOTT SAILOR 61341

BRIAN SCOTT SAILOR, P.L.S. COLE SURVEYING, LLC P.O. BOX 1211 CORVALLIS, OREGON 97339 (541) 929-5500

EXPIRES 6/30/12